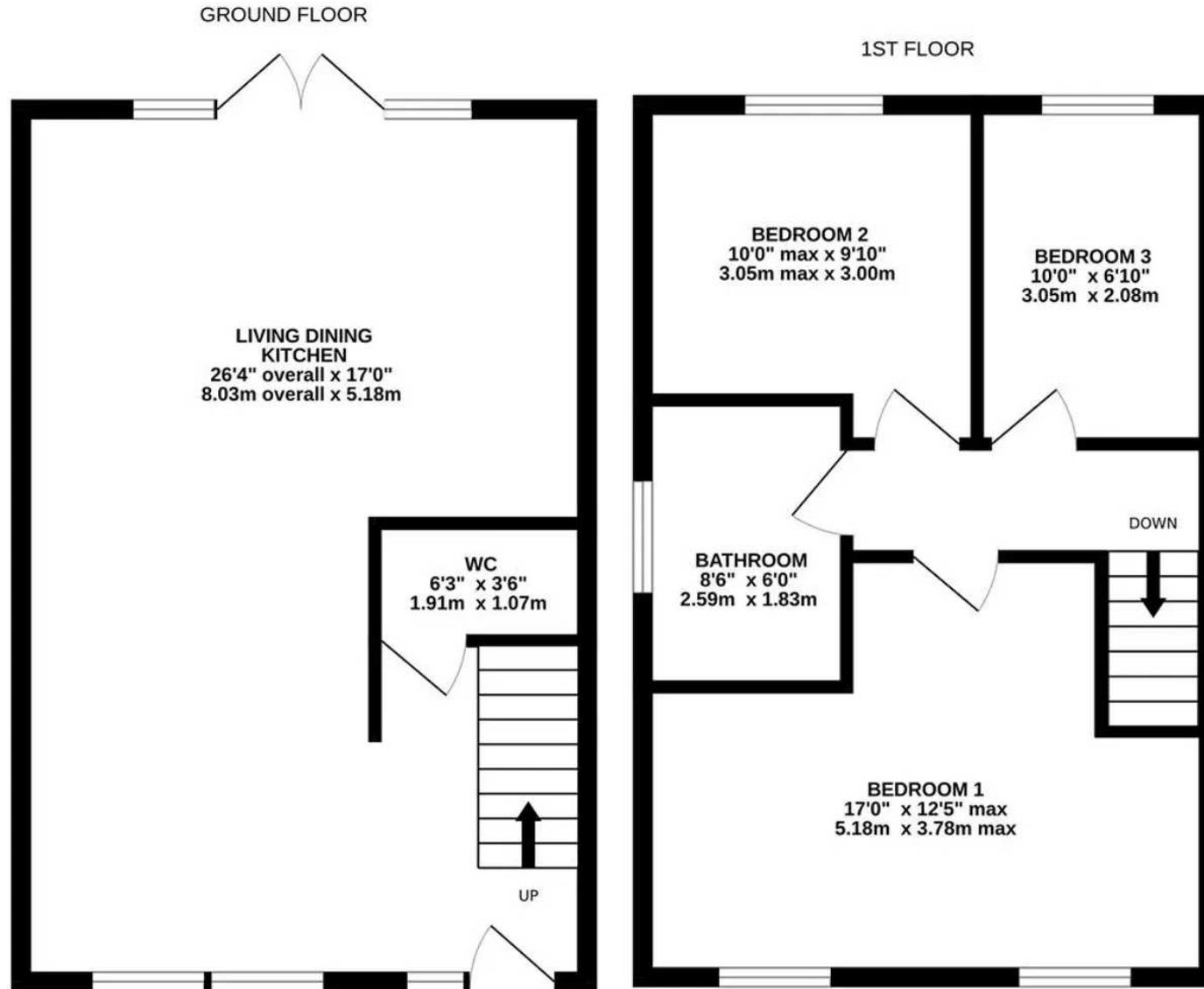




St Marys Road, Darfield, S73 9LQ

Barnsley

Fixed Price **£199,995**



ST MARY ROAD

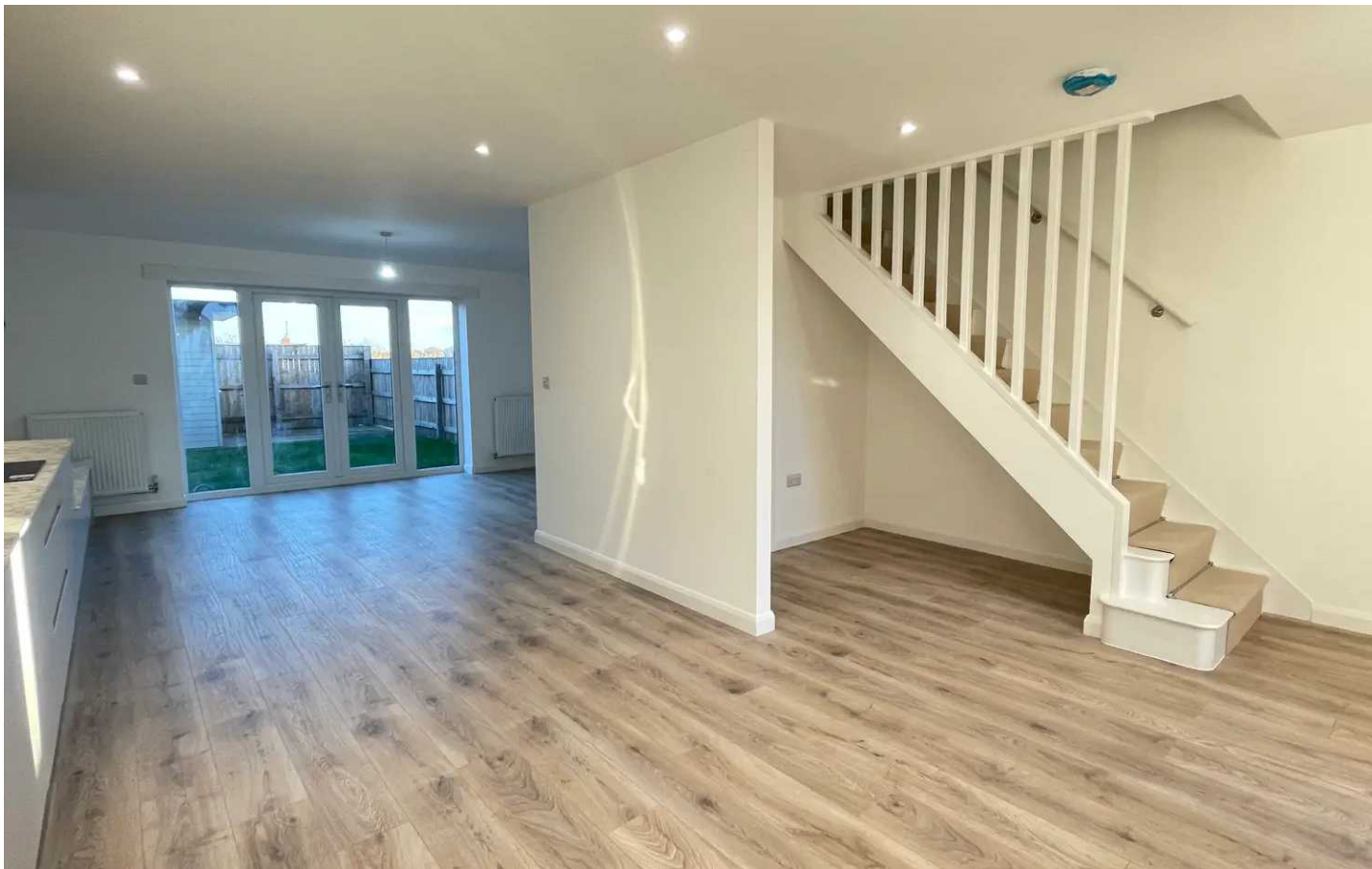
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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St Marys Road

A BEAUTIFULLY APPOINTED NEWLY BUILT SEMI-DETACHED HOME, OFFERING A WONDERFUL FINISH WITH HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT. ONE OF TWO SEMI-DETACHED PROPERTIES CONSTRUCTED, THE OTHER OF WHICH IS NOW INHABITED. THIS HIGH SPECIFICATION HOME OFFERS A WEALTH OF ACCOMMODATION IN A CONTEMPORARY OPEN PLAN FEEL ON THIS LITTLE-KNOWN STREET, WITH PLEASANT VIEWS TO THE REAR. The accommodation briefly comprises; to the ground floor, open plan living/dining kitchen with integrated appliances and dual aspect natural light and downstairs w.c. To the first floor, there are three bedrooms and modern family bathroom. Externally, there is a double driveway to the front for two vehicles and garden to the rear, with a lawned area, decked seating area and summer house with power.

- NEW BUILD
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN LIVING DINING KITCHEN
- SUMMER HOUSE
- REAR GARDEN
- DRIVEWAY TO FRONT
- VERY WELL PRESENTED



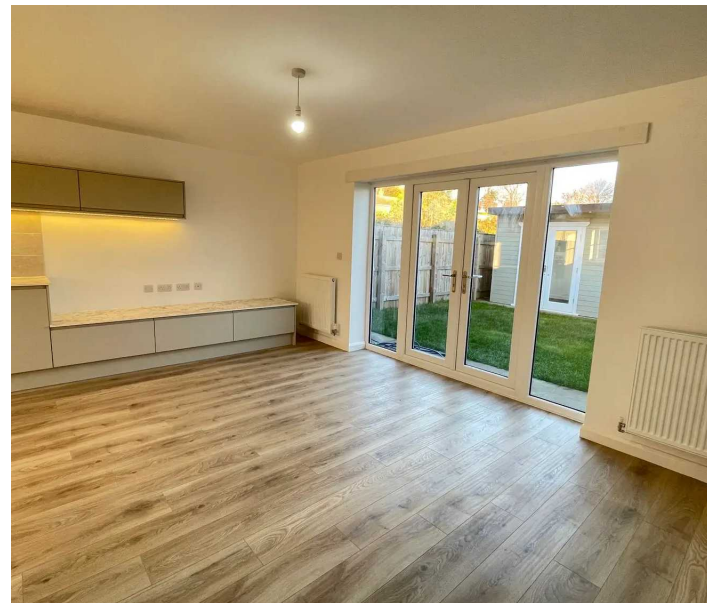
ENTRANCE

Entrance gained via composite door with glazed panel to the side into the living/dining kitchen.

LIVING DINING KITCHEN

26' 4" x 17' 0" (8.03m x 5.18m)

A fabulous open plan space incorporating three principal areas of the home, with kitchen units running along the side wall, linking the dining area to the front and the lounge area to the rear. The kitchen itself has a range of wall and base units in a matte finish with marble effect worktops, tiled splashbacks and is complimented by wood effect laminate flooring throughout. There are integrated appliances in the form of electric oven, microwave and induction hob with extractor fan over, dishwasher, washer/dryer, fridge freezer and a composite sink with brushed chrome mixer tap over. The room has an abundance of space to configure as any purchaser desires, with light gained via inset ceiling spotlights, further pendant light and natural light gained via uPVC double glazed window to the front and twin French doors in uPVC with matching glazed side panels, giving access to the rear garden. The room is heated with three central heating radiators and has staircase rising to the first floor.



DOWNSTAIRS W.C

6' 3" x 3' 6" (1.91m x 1.07m)

With close coupled W.C. and wall mounted basin with chrome mixer tap over. There is a ceiling light, central heating radiator, extractor fan and a continuation of the wood effect laminate flooring.

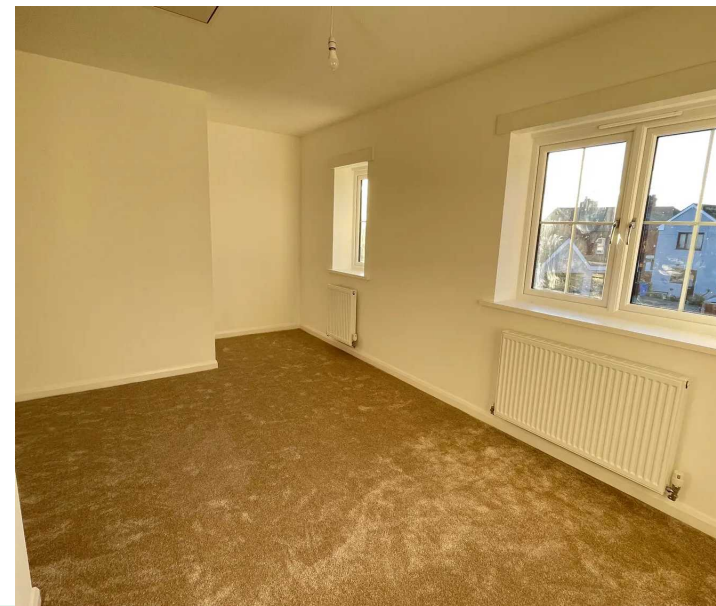
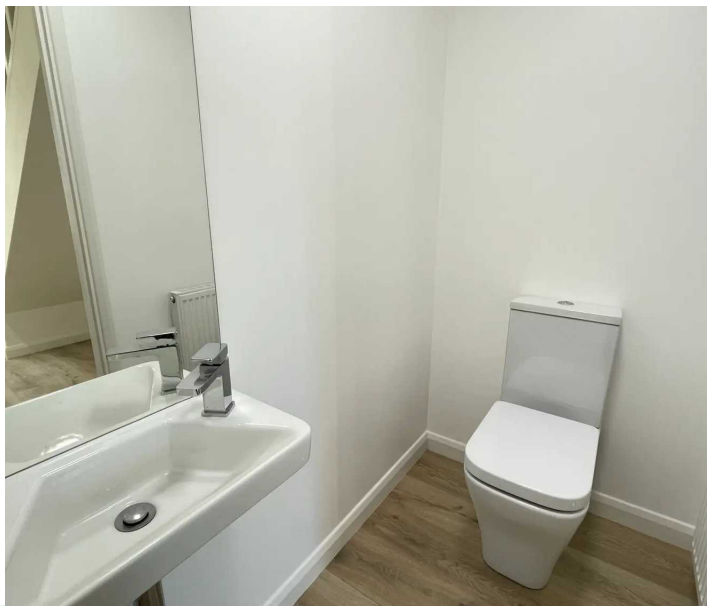
FIRST FLOOR LANDING

A staircase rises to the first floor landing, with ceiling light and here we gain access to the following rooms.

BEDROOM ONE

17' 0" x 12' 5" (5.18m x 3.78m)

A generous double bedroom, benefitting from a high degree of natural light via two separate uPVC double glazed windows. There is ceiling light, two central heating radiators and access to the loft via a hatch. *The hatch has a drop down ladder, with the loft providing further storage space.*





BEDROOM TWO

10' 0" x 9' 10" (3.05m x 3.00m)

A further double bedroom, with ceiling light, central heating radiator and uPVC double glazed window enjoying views.

BEDROOM THREE

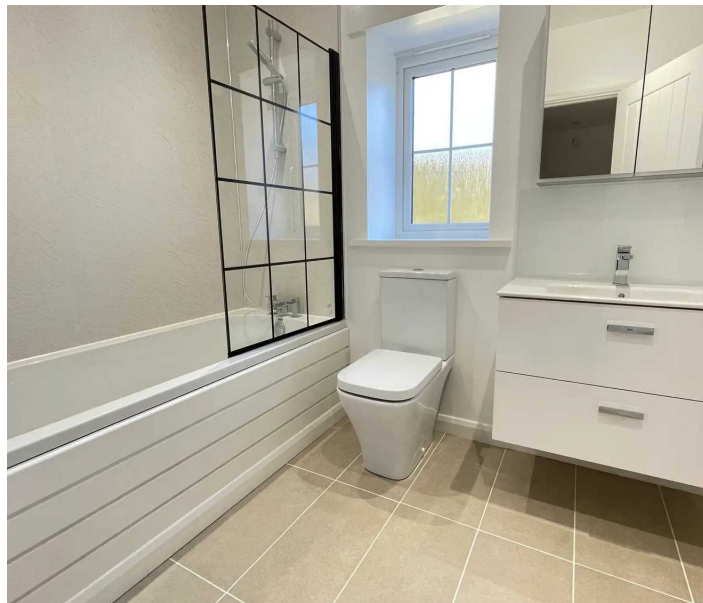
10' 0" x 6' 10" (3.05m x 2.08m)

With ceiling light, central heating radiator and uPVC double glazed window to the rear.

BATHROOM

8' 6" x 6' 0" (2.59m x 1.83m)

Comprising of a three piece modern white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over and drawers and bath with chrome mixer tap and shower attachment with glazed shower screen. There are inset ceiling spotlights, mirror with sensor lighting, extractor fan, chrome towel rail/radiator, tiled floor and obscure uPVC double glazed window to the side.



REAR GARDEN

To the rear is a lawned garden with a decked seating area and perimeter fencing. Placed on the decking is a summer house, ideal as a home office, bar or possible gym. The summer house is insulated has power, twin French doors and a window to the side.

OFF ROAD

2 Parking Spaces

To the front is a cobbled driveway providing off street parking for two vehicles and a path leading around to the rear garden.



ADDITIONAL INFORMATION

EPC Rating is B and we are informed by the vendor that the property is freehold

COUNCIL TAX BAND

A

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

BOUNDRY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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